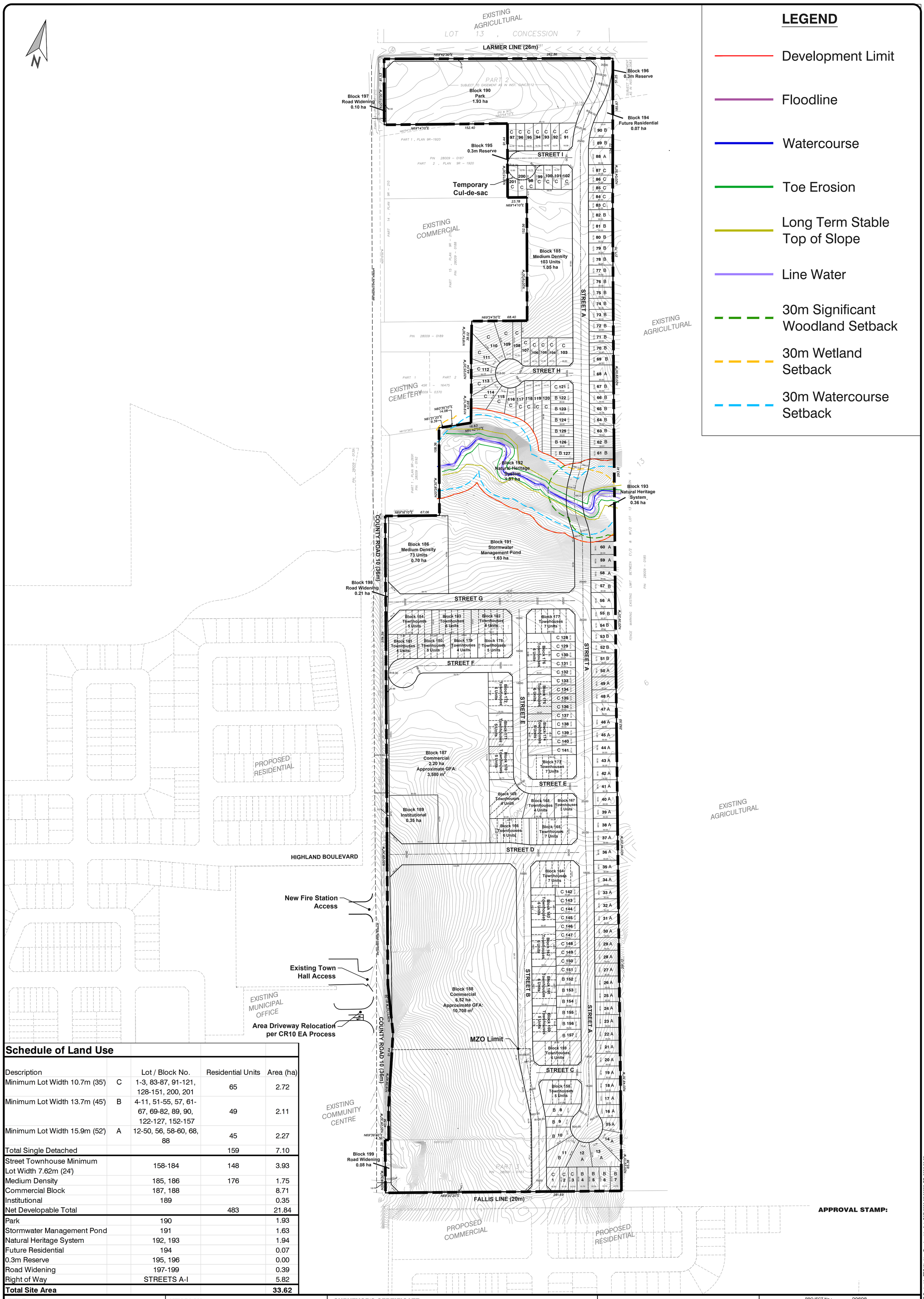


Schedule of Land Use

Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 10.7m (35')	C	1-3, 83-87, 91-121, 128-151, 200, 201	65	2.72
Minimum Lot Width 13.7m (45')	B	4-11, 51-55, 57, 61-67, 69-82, 89, 90, 122-127, 152-157	49	2.11
Minimum Lot Width 15.9m (52')	A	12-50, 56, 58-60, 68, 88	45	2.27
Total Single Detached			159	7.10
Street Townhouse Minimum Lot Width 7.62m (24')		158-184	148	3.93
Medium Density		185, 186	176	1.75
Commercial Block		187, 188		8.71
Institutional		189		0.35
Net Developable Total			483	21.84
Park		190		1.93
Stormwater Management Pond		191		1.63
Natural Heritage System		192, 193		1.94
Future Residential		194		0.07
0.3m Reserve		195, 196		0.00
Road Widening		197-199		0.39
Right of Way		STREETS A-I		5.82
Total Site Area				**33.62**

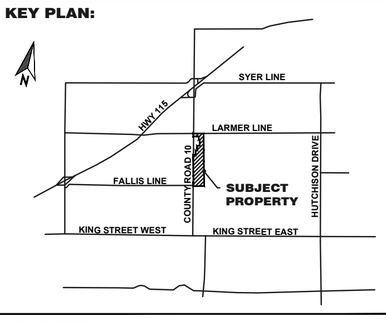
TITLE:

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

DRAFT PLAN OF SUBDIVISION
PART OF LOT 13
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF CAVAN
TOWNSHIP OF CAVAN
COUNTY OF PETERBOROUGH

KEY PLAN:



PROJECT NAME

FALLIS NORTH

ADDRESS

963 COUNTY ROAD 10

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY IBW SURVEYORS

IBW SURVEYORS
DAVID COMERY, O.L.S.

July 2, 2025
DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE **THE BIGLIERI GROUP LTD.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOROUGH

SAVERIO MONTEMARANO
VARGAS P INC.

July 2, 2025
DATE

REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(f.1) N/A
(g) SEE PLAN
(h) MUNICIPAL SERVICES AVAILABLE
(i) SANDY SILT, CLAYEY SILT, SILTY CLAY
(j) SEE PLAN
(k) MUNICIPAL SERVICES AVAILABLE
(l) SEE PLAN

NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISIONS

No.	Description	Date	Int.
3	2nd SUBMISSION	26/02/27	EC
2	ADDED MUNICIPAL INFRASTRUCTURE BLOCK	25/09/24	EC
1	1st DPS/OPA/ZBA SUBMISSION	25/07/02	EC

PROJECT No.:	20698
DATE:	July 2, 2025
SCALE:	1:2000
DRAFTED BY: EC	CHECKED BY:
DRAWING No.:	**DP-01**

APPROVAL STAMP:

Biglieri
2472 Kingston Road, Toronto
21 King Street W, Suite 1502, Hamilton
(416) 693-9155
thebiglierigroup.com

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